

VA Regional Office
701 Clay
Waco, TX 76799

**Department of
Veterans Affairs**

**LOAN GUARANTY
BULLETIN**

March 31, 2000

#09-00
(Reissue of LGB#24-97)

TO: All Fee Appraisers, Lenders, Builders, and Realtors

SUBJ: Requests for Reconsideration of Appraised Value

1. The Department of Veterans Affairs (VA) will not refuse to reconsider the propriety of a Certificate of Reasonable Value as it relates to value or any other aspect when the request is made in writing by any party of interest.
2. To improve processing time, a request for Reconsideration of Reasonable Value should be submitted directly to the original fee appraiser rather than to the VA Regional Office. The request must be in writing.
3. The request will include any market data that clearly supports the requested increase, or the requester may make arrangements for the fee appraiser to provide this service.
4. Closed sales, and any contracts for sale, must clearly show any sales incentives, optional items, and type of financing so that their effect on the final estimate of value may be considered.
5. The supportive market data should be placed on a sales comparison grid. A location map showing the subject and the comparable sales data should be provided as well as color photographs of the comparables. A copy of the suggested format for the grid is enclosed.
6. After reviewing and verifying the market data, the fee appraiser will complete and sign the sales comparison grid and submit it to the VA office. The supporting market data, maps, photos, etc., must accompany the fee appraiser's recommendations. The fee appraiser must also document the date the request for reconsideration was received from the requester on cases submitted directly to the fee appraiser. Fee appraisers are reminded requests for reconsideration of value must be returned to VA within 7 days of receipt of the request.

7. If a Lender Appraisal Processing Program (LAPP) case is involved, the fee appraiser should forward the information in paragraphs 5 and 6 directly to the LAPP lender. If the increase is for more than 2 percent of the fee appraiser's initial estimate of market value, the LAPP lender must forward all of the information submitted by the fee appraiser along with a clear copy of the appraiser's original appraisal report including photographs, maps, etc., to the VA office.
8. On receipt of the fee appraiser's recommendation, the Certificate of Reasonable Value or Notice of Value will be endorsed if an increase in value is warranted.
9. The fee appraiser may charge an appropriate fee for this service only when the market data upon which the increase is based was not available to the fee appraiser at the time of the initial appraisal. If the appraiser is asked to evaluate information which was not available at the time of the appraisal, the fee charged shall be based on the amount of information which the fee appraiser is required to develop. The amount of the fee will be established by agreement of the fee appraiser and the requester.

ANGELYN WILD
Loan Guaranty Officer

Enclosure

Reconsideration of Value Sample Grid

Case Number: _____

ITEM	SUBJECT	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address							
Proximity to Subject							
Sales Price	\$						
Price/Gross Living Area	\$	\$		\$		\$	
Data and/or Verification Source							
Value Adjustments	Description	Description	+ (-) \$ Adjust.	Description	+ (-) \$ Adjust.	Description	+ (-) \$ Adjust.
Sales or Financing Concessions							
Date of Sale/Time							
Location							
Leasehold/Fee Simple							
Site							
View							
Design and Appeal							
Quality of Construction							
Age							
Condition							
Above Grade Room Count	Total Bdrms Baths 	Total Bdrms Baths 		Total Bdrms Baths 		Total Bdrms Baths 	
Gross Living Area	Sq. Ft.	Sq. Ft.		Sq. Ft.		Sq. Ft.	
Basement & Finished Rooms Below Grade							
Functional Utility							
Heating/Cooling							
Energy Efficient Items							
Garage/Carport							
Porch, Patio, Deck, Fireplace(s), etc.							
Fence, Pool, etc.							
Net Adj. (total)		+ / -	\$	+ / -		+ / -	
Adjusted Sales Price of Comparable			\$		\$		\$

Comments on Sales Comparison analysis, and value change recommendation.

Signature _____